



# City of Richmond

900 East Broad Street  
2nd Floor of City Hall  
Richmond, VA 23219  
www.rva.gov

## Legislation Text

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**File #:** ORD. 2017-182, **Version:** 1

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To authorize the special use of the properties known as 2911 Ellwood Avenue and 2917 Ellwood Avenue for the purpose of permitting five single-family attached dwellings and one single-family detached dwelling, upon certain terms and conditions.

### O & R Request

**DATE:** August 17, 2017

**EDITION:** 1

**TO:** The Honorable Members of City Council

**THROUGH:** Levar M. Stoney, Mayor (Patron: Mayor, by request)  
(This is no way reflects a recommendation on behalf of the Mayor.)

**THROUGH:** Selena Cuffee-Glenn, Chief Administrative Officer

**THROUGH:** Peter L. Downey, Deputy Chief Administrative Officer for Economic Development and Planning

**FROM:** Mark A. Olinger, Director, Department of Planning and Development Review

**RE:** Special use permit for 2911 Ellwood Avenue and 2917 Ellwood Avenue for the purpose of permitting five single-family attached dwellings and one single-family detached dwelling.

**ORD. OR RES. No.**

**PURPOSE:** To authorize the special use of the property known as 2911 Ellwood Avenue and 2917 Ellwood Avenue for the purpose of permitting five single-family attached dwellings and one single-family detached dwelling, upon certain terms and conditions.

**REASON:** The proposed development consisting of five new single-family attached dwellings and the renovation of an existing structure to return it to single-family use would not meet all lot width and setback requirements of the underlying R-6 Single-Family Attached Residential District. A special use permit is therefore required.

**RECOMMENDATION:** In accordance with the requirements of the City Charter and the Zoning Ordinance, the City Planning Commission will review this request and make a recommendation to City Council. This item will be scheduled for consideration by the Commission at its October 2, 2017, meeting. A letter outlining the Commission's recommendation will be forwarded to City Council following that meeting.

**BACKGROUND:**

The subject properties consists of a 7614 SF, .18 acre, parcel of land currently improved with a vacant building and a 11,723 SF, .27 acre, parcel of unimproved land located in the Carytown neighborhood of the Near West planning district. The property is also located within the City's West of the Boulevard Design Overlay District.

The City of Richmond's current Master Plan designates a future land use category for the subject property as Single-Family Residential at medium densities. Primary uses for this category "...are single-family and two-family dwellings, both detached and attached, at densities of 8 to 20 units per acre." (p.133) The plan describes additional appropriate uses for this category such as public facilities, parks, and places of worship. The Plan also states that infill development within the Near West Planning District "...of like density, scale, and use is appropriate." (p. 230)

Properties to the west, north and east of the subject property are within the same R-6 District as the subject property. Properties to the south are located within the RO-2 Residential Office District. All surrounding properties are also within the City's West of the Boulevard Design Overlay District. A mix of residential (single-, two-, and multi-family), vacant, office, commercial, mixed-use, and institutional land uses are present in the vicinity.

**FISCAL IMPACT / COST:** The Department of Planning and Development Review does not anticipate any impact to the City's budget for this or future fiscal years.

**FISCAL IMPLICATIONS:** Staff time for processing the request; preparation of draft ordinance; and publishing, mailing and posting of public notices.

**BUDGET AMENDMENT NECESSARY:** No

**REVENUE TO CITY:** \$300 application fee

**DESIRED EFFECTIVE DATE:** Upon Adoption

**REQUESTED INTRODUCTION DATE:** September 11, 2017

**CITY COUNCIL PUBLIC HEARING DATE:** October 9, 2017

**REQUESTED AGENDA:** Consent

**RECOMMENDED COUNCIL COMMITTEE:** None

**CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES:** City Planning Commission, October 2, 2017

**AFFECTED AGENCIES:** Office of Chief Administrative Officer  
Law Department (for review of draft ordinance)

City Assessor (for preparation of mailing labels for public notice)

**RELATIONSHIP TO EXISTING ORD. OR RES.:** None

**REQUIRED CHANGES TO WORK PROGRAM(S):** None

**ATTACHMENTS:** Draft Ordinance, Application Form, Applicant's Report, Plans, Survey, Map

**STAFF:** Jonathan Brown, Senior Planner  
Land Use Administration (Room 511) 646-5734

*PDR O&R No. 17-31*

Key Issues:

Retain on Consent Agenda

Move to Regular Agenda

Refer Back to Committee

Remove from Council Agenda

Strike

Withdrawn

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